



CANNON BUILDING
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STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

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PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS
MEETING DATE AND TIME:	Tuesday, April 18, 2017 at 9:30 a.m.
PLACE:	Division of Professional Regulation 861 Silver Lake Blvd., Conference Room A Cannon Bldg., Dover, Delaware 19904
MINUTES FOR APPROVAL:	May 16, 2017

MEMBERS PRESENT

Douglas Nickel, Professional Member, Chair
Earl Timmons, Professional Member, Vice-Chair
Georgianna Trietley, Professional Member
Lynn Baker, Professional Member
Christopher Schneider, Professional Member
Denise Stokes, Public Member
Patricia Ennis, Public Member

MEMBERS ABSENT

Kevin Gillis, Banking Member
Mark Rainford, Public Member

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Witte, Administrative Specialist II
Tammy Chessher, Administrative Specialist II
Jennifer Singh, Deputy Attorney General

OTHERS PRESENT

Jay White
Sheila Ross

CALL TO ORDER

Mr. Nickel called the meeting to order at 9:30 a.m.

REVIEW OF MINUTES

A motion was made by Mr. Baker, seconded by Mr. Timmons, to approve the minutes from the February 21, 2017 meeting as amended. The motion was unanimously carried.

UNFINISHED BUSINESS

Compliance to Final Order

Andrew Paffenroth, #X2-0000604

After review, a motion was made by Mr. Timmons, seconded by Ms. Trietley, to table the review of the documentation until the May 16, 2017 meeting and request that in the interim Mr. Paffenroth submit the appropriate request form and supporting documents for approval of a continuing education activity. The motion was unanimously carried.

Jamie Trainor, #X2-0000374

After review, a motion was made by Mr. Timmons, seconded by Ms. Trietley, to table the review of the documentation until the May 16, 2017 meeting and request that in the interim Ms. Trainor submit the appropriate request form and supporting documents for approval of a continuing education activity. The motion was carried by Mr. Baker, Mr. Schneider, Ms. Stokes and Ms. Ennis. Mr. Nickel was opposed.

Kelly Hoffert, #X1-0000575

After review, a motion was made by Mr. Timmons, seconded by Mr. Nickel, to accept the documentation of Ms. Hoffert as compliant to the final order. The motion was unanimously carried.

Kelly Franklin, #X2-0000401

After review, a motion was made by Mr. Timmons, seconded by Mr. Baker, to table the review of the documentation until the May 16, 2017 meeting and request that in the interim Ms. Franklin submit the appropriate request form and supporting documents for approval of a continuing education activity. The motion was unanimously carried.

NEW BUSINESS

Review of Continuing Education Activities

After review, a motion was made by Mr. Nickel, seconded by Mr. Baker, to approve the continuing education activities as follows:

The Counselors of Real Estate

Annual Convention, 12.25 hours CE (classroom)

CoreLogic

Residential Cost Approach Certification, 15/14 hours CE (classroom)

McKissock, LLC.

Reo Appraisal: Guidelines and Best Practices-Live Webinar, 4 hours CE (online)

ASFMRA

The Valuation of Intangible and Non-Financial Assets, 11 hours CE (classroom)

Valuation of Conservation Easements and Other Partial Interests Valuation, 22 hours CE (classroom)

Delaware Association of Appraisers

Construction – A Basic Primer – The Good, The Bad, and the Ugly: What to Look for on Your Inspections, 4 hours CE (classroom)

Understanding Market Trends & Their Impact on Value, 3 hours CE (classroom)

The motion was unanimously carried.

Ratify Certified General Real Property Appraiser Applications by Reciprocity

A motion was made by Mr. Nickel, seconded by Mr. Baker, to approve the ratification of the certified general real property appraiser application of Nathan Florio. The motion was unanimously carried.

Review of Certified General Real Property Appraiser Applications by Reciprocity

After review, a motion was made by Ms. Trietley, seconded by Mr. Baker, to approve the certified general real property appraiser application by reciprocity of Derrick Sinclair. The motion was unanimously carried.

Ratify Temporary Practice Permit Applications

A motion was made by Ms. Trietley, seconded by Mr. Baker, to approve the ratification of temporary practice permits of Kelly Gorman, Brock Rule, Matthew Ansay and Douglas Greenwell. The motion was unanimously carried.

Ratify Appraisal Management Company Applications

A motion was made by Mr. Baker, seconded by Mr. Timmons, to approve the ratification of the Appraisal Management Company Application of Appraisal MC, LLC. The motion was unanimously carried.

Review Certified General Real Property Appraiser Applications by Examination

After review, a motion was made by Mr. Baker, seconded by Ms. Trietley, to approve James Boston to sit for the examination. The motion was carried by Mr. Nickel, Mr. Schneider, Ms. Stokes and Ms. Ennis. Mr. Timmons abstained.

Mr. Nickel selected 5 work samples to request from James Boston.

Review of Appraiser Trainee Applications

After review, a motion was made by Mr. Timmons, seconded by Ms. Trietley, to approve the appraiser trainee application of Moreen Altemus. The motion was unanimously carried.

After review, a motion was made by Mr. Nickel, seconded by Mr. Timmons, to approve the appraiser trainee application of William Cahall. The motion was unanimously carried.

CORRESPONDENCE

The Council received an inquiry from a licensee currently in an inactive status looking to reactive his license and the requirements for reactivating that license. After a brief discussion, the Council suggested that the licensee should either submit the required continuing education for each renewal period that he has been inactive in addition to completing the criminal background check or he may reapply as a new licensee.

OTHER BUSINESS BEFORE THE COUNCIL

The Council had a brief discussion on whether residentially certified appraisers are appropriately licensed to form an opinion of highest and best use of a property that is utilized residentially but zoned commercial.

Mr. Baker inquired on what the process was in a scenario where a real estate broker issued a value on a property that was not for the purpose of listing. Ms. Singh stated that it is a violation and a complaint would need to be filed with the Real Estate Commission.

Ms. Trietley inquired if there is a violation if a certified general appraiser comes in as a consultant to a panel for an appeal case, not as a licensee, but testifies to the appraisal value of a property. Ms. Singh stated that there would be grounds for numerous violations.

PUBLIC COMMENT

Mr. White, instructor for a Delaware Law continuing education course, verified with the Council the current continuing education requirements for licensees.

NEXT MEETING

The next meeting will be May 16, 2017 at 9:30 a.m. in Conference Room A.

ADJOURNMENT

There being no further business, a motion was made by Mr. Nickel, seconded by Ms. Stokes, to adjourn the meeting at 10:44 a.m. The motion unanimously carried.

Respectfully submitted,

Jennifer L. Witte

Administrative Specialist II